

# **TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Marcie Nolan, AICP, Acting Development Services Director/(954) 797-1101

**PREPARED BY:** David M. Abramson, Deputy Planning and Zoning Manager

**SUBJECT:** Quasi Judicial Hearing, Variance Application: V 2-1-07/07-58/Sterling Groves/4621 Southwest 58th Avenue/Generally located between the Florida Turnpike and Southwest 58th Avenue, approximately 1600' south of Griffin Road

**AFFECTED DISTRICT:** District 1

**ITEM REQUEST:** **Schedule for Council Meeting**

**TITLE OF AGENDA ITEM:** V 2-1-07, Sterling Groves, 4621 SW 58 Avenue

**REPORT IN BRIEF:** At the June 1, 2005 Town Council meeting, a variance request was approved that reduced the minimum lot sizes for the proposed residential development known as "Sterling Groves." Since this variance approval, the petitioner (Ruden McClosky) has been working with other governmental entities to ensure that all regulations were met. The petitioner addressed those regulations and made the necessary adjustments. As a result, the petitioner was able to create an improved master site plan proposal that is consistent with the Rural Lifestyle Initiative (RLI) as required by the code.

Additionally, the petitioner is required by the Town of Davie to amend the original variance approval to match the adjusted master site plan. Therefore, the petitioner is requesting a new variance from Land Development Code Sections: §12-24, Statement of purpose and intent of zoning districts; §12-81(A), Conventional single-family development standards; and §12-287(A), Development standards; for the R-1, Estate Dwelling District, which requires a minimum lot area of thirty-five thousand (35,000) square feet in the R-1, Estate Dwelling District. This variance request applies to seventy-two (72) of the eighty-two (81) residential lots.

This request will allow the 94.53 acre subject site be developed with eight-one (81) custom single-family residential dwelling units. The development standards of the R-1, Estate Dwelling District would preclude the applicant from achieving the maximum density permitted by the site's Future Land Use Plan Map classification because buildable land is lost when rights-of-way and conservation wetland/lake areas for retention are dedicated.

**PREVIOUS ACTIONS:** n/a

**CONCURRENCES:** At the March 12, 2008 Planning and Zoning Board meeting, Vice-Chair Stevens made a motion, seconded by Mr. Pignato, to approve item 3.1. In a roll call vote, the vote was as follows: Chair Bender – yes; Vice-Chair Stevens – yes; Mr. Busey – yes; Mr. Pignato – yes; Ms. Turin – yes. **(Motion carried 5-0)**

**FISCAL IMPACT:** not applicable

Has request been budgeted? n/a

**RECOMMENDATION(S):** Staff finds the application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration.

**Attachment(s):** Planning Report

**Exhibit “A”**

**Application:** V 2-1-07/07-58/Sterling Groves

**Original Report Date:** 3/3/08

**Revision(s):** 3/14/08

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**TOWN OF DAVIE**  
**Development Services Department**  
**Planning & Zoning Division**  
*Staff Report and Recommendation*

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**Applicant Information**

**Owner**

**Name:** Home Dynamics Corporation  
**Address:** 4788 West Commercial Boulevard  
**City:** Tamarac, Florida 33319  
**Phone:** (954) 484-4000

**Petitioner**

**Name:** Ruden McClosky  
Dwayne L. Dickerson  
**Address:** 200 East Broward Boulevard, Suite 1500  
**City:** Ft. Lauderdale, Florida 33301  
**Phone:** (954) 527-2450  
**Fax:** (954) 333-4050

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**Background Information**

**Date of Notification:** March 5, 2008 **Number of Notifications:** 346

**Petitioner’s Request:** Variance from the Land Development Code sections: §12-24, Statement of purpose and intent of zoning districts; §12-81(A), Conventional single-family development standards; and §12-287(A), Development standards; for the R-1, Estate Dwelling District **FROM:** a required minimum lot area of 35,000 square feet **TO:** a required minimum lot area of 25,000 square feet.

**Address:** 4621 Southwest 58<sup>th</sup> Avenue

**Location:** Generally located between the Florida Turnpike and Southwest 58<sup>th</sup> Avenue, approximately 1600’ south of Griffin Road

**Future Land Use Plan Map:** Residential 1 DU/Acre

**Existing Zoning(s):** R-1, Estate Dwelling District

**Existing Use(s):** Vacant

**Parcel Size:** Approximately 94.53 acres (4,117,861 square feet)

**Proposed Use(s):** Residential Development consisting of eighty-one (81) single-family custom homes

	<b><u>Surrounding Uses:</u></b>	<b><u>Use Plan Designation:</u></b>
<b>North:</b>	Single-Family Residential/Vacant	Residential 1 DU/AC
<b>South:</b>	FPL Property	Residential 1 DU/AC
<b>East:</b>	Florida's Turnpike	Transportation
<b>West:</b>	Single-Family Residential/Vacant	Residential 1 DU/AC

	<b><u>Surrounding Zoning:</u></b>
<b>North:</b>	A-1, Agricultural District
<b>South:</b>	A-1, Agricultural District
<b>East:</b>	T, Transportation District
<b>West:</b>	A-1, Agricultural District; R-1, Estate Dwelling District

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## **Zoning History**

### **Related Zoning History:**

*Rezoning Application (ZB 7-1-04)*, at the December 15, 2004 Town Council meeting this application was approved rezoning the approximately 94.53 acres subject site from A-1, Agricultural to R-1, Estate Dwelling District 1 DU/Acre.

### **Concurrent Applications:**

*Master Site Plan Application (MSP 2-1-07, Sterling Groves)*, the petitioner is requesting Town Council approval for residential development consisting of eighty-one (81) single-family custom homes.

*Plat Application (P 4-1-07, Sterling Groves)*, the petitioner is requesting Town Council approval for the boundary plat known as "Sterling Ranch."

*Special Permit Application (SE 10-2-07, Sterling Groves)*, the petitioner is requesting Town Council approval for the placement of a sales trailer on the subject site.

### **Previous Requests on same property:**

*Land Use Plan Amendment (LABC 98-3A)*. the Town initiated this Land Use Plan Amendment to change the land use of 148 acres of land, including the subject site, to a land use classification of Employment Center. The application was withdrawn.

*Land Use Plan Amendment (LA 02-1)*, at the February 21, 2002 Town Council meeting, this amendment was denied to change the land use of a portion of the subject site (the 57 acre nursery) to a land use classification of Special Classification 2.3 DU/AC.

*Land Use Plan Amendment (LA 03-7)*, at the March 17, 2004 Town Council meeting, this amendment was denied to change the subject site to Employment Center.

*Site Plan Application (SP 9-4-04)*, This request is for a ninety-eight (98) single-family home development on a 94.53 acres and is pending Site Plan Committee and Town Council action. The application was withdrawn.

*Variance Application (V 10-1-04, McCall Nursery)*, at the June 1, 2005 Town Council meeting, this variance request from Section 12-81(A), Conventional Single-Family Development Standards, of the Land Development Code, which requires a minimum lot area of thirty-five thousand (35,000) square feet in the R-1, Estate District to reduce the minimum lot area to twenty thousand (20,000) square feet for a proposed single-family development was approved.

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## Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

*Land Development Code (Section 12-305), Rezoning, Special Permits, Variances, and Vacations or Abandonments of Rights-of-Way.* The purpose of this division is to guide the processing and granting of rezonings, special permits, variances and vacations or abandonments of rights-of-way in a manner consistent with the Town of Davie Comprehensive Plan, existing development and in a manner which protects the public health, safety and welfare.

*Land Development Code (Section 12-81(A)&(B)), Residential Development Standards, R-1, Estate Dwelling District;* 35,000 square feet minimum lot area, 125' minimum lot frontage, and 25% maximum building coverage. The building setbacks shall be; 30'-40' front, 25' side, 30' rear, and 35' maximum height.

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## Comprehensive Plan Considerations

### Planning Area:

The proposed project is within the planning area No. 9. This planning area is south of Griffin Road, generally north of Stirling Road, east of SW 76<sup>th</sup> Avenue and west of the Florida Turnpike. This area is predominately agricultural in nature with scattered low-density single-family residential development. Low profile commercial development lines the Griffin Road, Davie Road, and Stirling Road corridors. Agricultural uses are expected to diminish in the upcoming years, succumbing to increased residential demands given the enhanced accessibility provided by the roadway expansion and easy access to the Florida turnpike.

**Broward County Land Use Plan:** The subject site falls within Flexibility Zone 102.

### Applicable Goals, Objectives & Policies:

*Future Land Use Plan, Objective 12: Conservation Use, Policy 12-1:* The conservation category shall be used in to preserve and protect lands that have been identified as environmentally sensitive or ecologically significant, and that promote the restoration of the Everglades system.

*Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-2:* No property within the Town shall be rezoned to a zoning district that is not in compliance with the Davie Future Land Use Plan.

*Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

*Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-7:* Adopted land development regulations shall continue to set forth setback or separation regulations landscaping requirements, and minimum open space criteria to enhance living and working environments.

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## Application Details

The petitioner (Ruden McClosky) is requesting a variance from Land Development Code Sections: §12-24, Statement of purpose and intent of zoning districts; §12-81(A), Conventional single-family development standards; and §12-287(A), Development standards; for the R-1, Estate Dwelling District, which requires a minimum lot area of thirty-five thousand (35,000) square feet in the R-1, Estate Dwelling District. This request is for a total of seventy-two (72) residential lots. These residential lot sizes vary from 36,516 sq. ft. to 25,000 sq. ft in size. A breakdown of the lot sizes is as follows:

40,000-35,000 square footage = 9 lots or 11% (*These lots meet minimum lot size requirements*)

34,999-30,000 square footage = 6 lots or 7%

29,999-25,000 square footage = 66 lots or 81%

This request will allow the 94.53 acre subject site be developed with eight-one (81) custom single-family residential dwelling units. The development standards of the R-1, Estate Dwelling District would preclude the applicant from achieving the maximum density permitted by the site's Future Land Use Plan Map classification because buildable land is lost when rights-of-way and conservation wetland/lake areas for retention are dedicated.

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## Staff Analysis

The criterion for approval of a variance requires that the petitioner's request show no evidence of a self-created hardship. In the case of Sterling Groves (a.k.a. McCall Nursery), an on-site wetland conservation area reduces the site area for development. The developer had the opportunity to mitigate for wetlands off-site, instead the developer proposed to enhance an existing degraded wetland that would also provide retention in the subject site.

Additionally, the proposed residential development will not affect the allowable building distances (setbacks) between homes as set forth by Rural Lifestyle Initiative (RLI). Due to the wetland/lake conservation area and other site dedications and design, the site plan as presented to the residents cannot be approved without a grant of variance.

The following information is staff's analysis (*italic font*) based on the criteria established in the Town of Davie's, Land Development Code, Section 12-309(B)(1) for variance applications:

(a) There are special circumstances or conditions applying to the land or building for which the variance is sought;

*There are not special circumstances or conditions applying to the land or building for which the variance is sought. The petitioner notes that the special circumstances apply to this subject site through the preservation and enhancement of a wetland/conservation area.*

which circumstances or conditions are peculiar to such land or building and do not apply generally to land or buildings in the same district;

*The circumstances or conditions are not peculiar to such land or building and do apply generally to land or buildings in the same district. The subject site can continue its development rights in accordance with the R-1, Estate Dwelling District without the granting of a variance. These conditions generally apply to land in the same district and the subject site can be developed without the need for a variance.*

and that said circumstances or conditions are such that the strict application of the provisions of this chapter would deprive the application of the reasonable use of such land or building for which the variances are sought;

*The circumstances or conditions are not such that the strict application of the provisions of this chapter would deprive the application of the reasonable use of such land or building for which the variances are sought. The subject site can be reasonably used without a variance. However, the applicant has met with the surrounding neighbors to design a site plan to address their concerns. These concerns include access through both 52<sup>nd</sup> and 58<sup>th</sup> Avenue, the enhancement of the existing degraded wetlands, and a site design compatible with the surrounding neighborhoods.*

and that alleged hardship is self-created by any person having an interest in the property.

*The variance requested is created by the desire to build the density allowed by the future land use and this is self-created.*

(b) The granting of the variance is necessary for the reasonable use of the land or building and that the variance as requested is the minimum variance that will accomplish this purpose;

*The granting of the variance is not necessary for the reasonable use of the land or building and that the variance as requested is the minimum variance that will accomplish this purpose. Staff cannot state that granting a variance to achieve the maximum density permitted by the future land use plan map is not necessary for reasonable use of the land. However, the request is the minimum needed to construct the maximum number of dwellings permitted by the site's future land use plan map designation.*

(c) Granting of the requested variances will be in harmony with the general purpose and intent of this chapter and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

*Granting of the requested variances will be in harmony with the general purpose and intent of this chapter and will not be injurious to the neighborhood or otherwise detrimental to the public welfare. This variance would provide relief from the minimum lot size, providing open passive areas and view corridors. All regular setback and buffers will be provided. The site design, as indicated, attempts to balance Town goals of on-site wetland retention and roadway improvements, residents concerns of balanced traffic dispersal, and the developers need to have a financial feasible project.*

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### **Staff Recommendation**

Staff finds the application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration.

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## **Planning and Zoning Board Recommendation**

At the March 12, 2008 Planning and Zoning Board meeting, Vice-Chair Stevens made a motion, seconded by Mr. Pignato, to approve item 3.1. In a roll call vote, the vote was as follows: Chair Bender – yes; Vice-Chair Stevens – yes; Mr. Busey – yes; Mr. Pignato – yes; Ms. Turin – yes. **(Motion carried 5-0)**

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## **Town Council Action**

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### **Exhibits**

1. Justification Letter
  2. Mail-out Map
  3. Mail-out
  4. Future Land Use Plan Map
  5. Aerial, Zoning, and Subject Site Map
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Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

*File Location: P&Z\Development Applications\Applications\V\_Variance\V\_07\V 2-1-07 Sterling Grove*



## Exhibit 1 (Justification Letter)

### **STERLING GROVES PROJECT VARIANCE JUSTIFICATION STATEMENT**

Home Dynamics owns property in the Town of Davie ("Town") at 4621 Southwest 58<sup>th</sup> Avenue, generally located on the east side of SW 58<sup>th</sup> Avenue approximately 600 feet south of SW 48<sup>th</sup> Street, south of Griffin Road ("Property"). The Property consists of approximately 98.688 acres and is zoned R-1 with a Residential-1 land use designation. Home Dynamics is proposing to construct an 81 unit single-family home development on the Property. In addition to this variance application, Home Dynamics is simultaneously submitting a site plan application to the Town. In December 2004, The Town rezoned the Property from A-1 to the Town's R-1 zoning district, which permits one unit per acre and restricts the minimum lot area on the Property to 35,000 square feet. Unfortunately, developing a compatible site plan utilizing this lot area creates a poorly planned community that includes little open space, conservation areas and common areas for residents of the community to enjoy. Home Dynamics desires to develop a more balanced, well-planned community that will include large conservation areas and open spaces that can be shared by the community as a whole, as opposed to having such areas restricted to residents of the community. **Based on the foregoing, Home Dynamics is requesting a variance from Article V, Section 12-81, of the Town Code to reduce the minimum lot area for the Property from 35,000 square feet per lot to 25,000 square feet per lot.**

On June 1, 2005, the Town Council approved a variance for the Property from Article V, Section 12-81, of the Town Code to reduce the minimum lot area for the Property from 35,000 square feet per lot to 20,000 square feet per lot. Additionally, the proposed site plan accompanying that variance application allowed for a total of 98 units. The reason for this variance request is to modify the site plan for the Property in an effort to further decrease the density of the Property by increasing the minimum lot size from 20,000 square feet per lot to 25,000 square feet per lot and by decreasing the total number of units from 98 to 81. In line with the first variance request approval, Home Dynamics is still agreeing to incorporate the following into the site plan for the Property:

1. Access shall be provided for both 58<sup>th</sup> Avenue and 52<sup>nd</sup> Avenue.
2. 52<sup>nd</sup> Avenue will be improved in order to connect the current access road to Griffin Road.
3. 58<sup>th</sup> Avenue will be improved along the frontage adjacent to the McCall Nursery property, which improvements shall include traffic calming measures previously agreed to with the town engineer.
4. 58<sup>th</sup> Avenue shall be improved for 350 linear feet south of the McCall Nursery property, which improvements will include the proposed recreational trail providing sufficient right of way exits.

5. A sound wall shall be constructed along the eastern property line adjacent to the Florida Turnpike substantially similar in height, design features, materials and all other design elements utilized by FDOT for such sound walls.
6. Homeowners Association documents shall include a provision preserving all open space areas on the proposed site plan as open space, which may not be amended or otherwise changed without the prior approval of the Town of Davie. Such language shall be reviewed by the Town Attorney.
7. Homeowners Association documents shall include a statement that a commitment was made by developer to the Town of Davie that no additional variance will be granted for this project. Such language shall be reviewed by the Town Attorney.
8. Approval of the minimum lot size variance is subject to approval of the site plan.

As discussed in greater detail below, the requested variance complies with the variance review criteria set forth in Section 12-309 of the Code. Specifically, Petitioner will demonstrate that: (a) there are special circumstances or conditions applying to the land or building for which the variance is sought, which circumstances or conditions are peculiar to such land or building and do not apply generally to land or buildings in the same district, and that said circumstances or conditions are such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of such land or building for which the variance is sought, and that alleged hardship is not self-created by any person having an interest in the property; (b) The granting of the variance is necessary for the reasonable use of the land or building and that the variance as requested is the minimum variance that will accomplish this purpose; and (c) That granting the variance will be in harmony with the general purpose and intent of this chapter and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

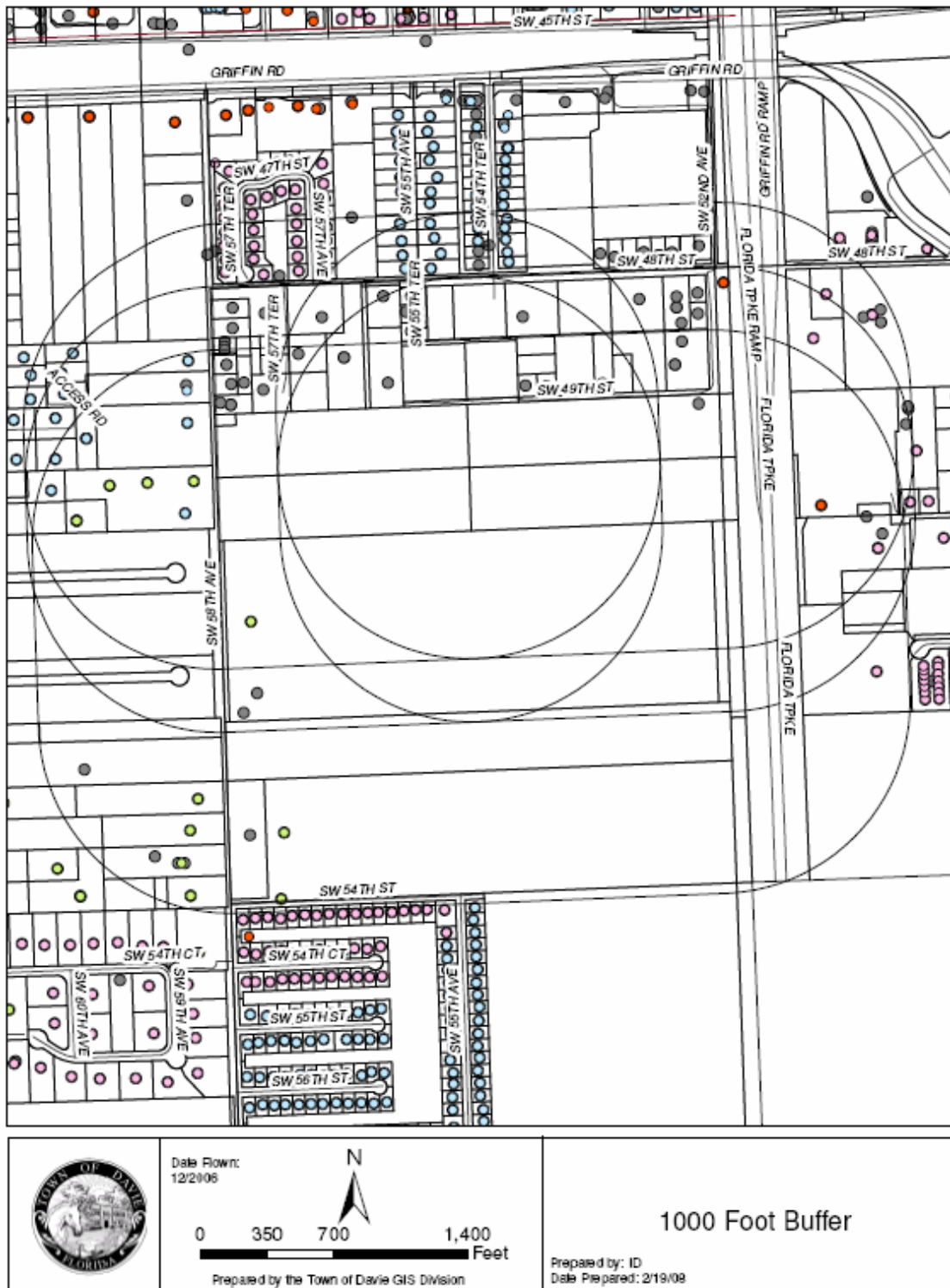
(a) There are special circumstances or conditions applying to the land or building for which the variance is sought, which circumstances or conditions are peculiar to such land or building and do not apply generally to land or buildings in the same district, and that said circumstances or conditions are such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of such land or building for which the variance is sought, and that alleged hardship is not self-created by any person having an interest in the property. Special conditions and circumstances exist for the Property, which are peculiar to the Property and do not apply generally to other land or buildings in the same zoning district. The Property is being considered for development as an 81 unit single-family community. The proposed site plan calls for several lakes, conservation areas, open spaces and nice lots with many of the homes having waterfront views. What makes this site plan unique is the significant amount of open space and common area spread throughout the community, which is designed to provide all residents and members of the community as a whole with open vistas of the lake from various locations. However, requiring a minimum lot area of 35,000 square feet places a restriction on Home Dynamics' ability to provide a residential development with lake views and open vistas for the entire community to enjoy. In order to develop a single-family residential community with expanded views of the lake and other open areas, as well as the mitigation and

conservation areas being established on site, Home Dynamics requires a reduction in the minimum lot area of 35,000 square feet required by the R-1 zoning district.

(b) The granting of the variance is necessary for the reasonable use of the land or building and that the variance as requested is the minimum variance that will accomplish this purpose. Home Dynamics is requesting the minimum variance necessary to develop a vibrant, active living community, while at the same time providing the residents of the community with open space and common area. The proposed 25,000 square foot lots will allow Home Dynamics greater flexibility in the creation of a more beautiful and well-planned development **without increasing density under the R-1 zoning category.** In fact, this variance request decreases the density of the Property even more than the variance approved June 1, 2005 by the Town Council. In addition, the variance will permit Home Dynamics to preserve a significant amount of the Property as conservation area and open space for use by residents within and outside of the planned community.

(c) That granting the variance will be in harmony with the general purpose and intent of this chapter and will not be injurious to the neighborhood or otherwise detrimental to the public welfare. Granting the requested variance is in harmony with the purpose and intent of the Town Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare. Indeed, granting the requested variance will provide an added amenity to a beautifully planned community and will attract new residents to the Town. In addition, the requested variance will permit Home Dynamics to satisfy the intent and purpose of the scenic corridor overlay district by preserving and enhancing the rural character and scenic qualities along Southwest 58<sup>th</sup> Avenue. The goals of the scenic corridor overlay district guidelines are 1) to prevent the visual encroachment of buildings and structures, and 2) to maintain existing desirable vegetation and enhance vegetation along designated roadways. Home Dynamics has prepared a site plan with smaller lots, ranging from 25,000 square feet to almost 40,000 square feet, that preserves a lengthy frontage along 58<sup>th</sup> Avenue as conservation area and open space that may be viewed as a beautiful scenic corridor by all passengers traveling on 58<sup>th</sup> Avenue.

Exhibit 2 (Mail-out Map)



### Exhibit 3 (Mail-out)

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4750 SW 54 Ter  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4746 SW 54 Ter  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4740 SW 54 Ter  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4730 SW 54 Ter  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4721 SW 54 Ter  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4731 SW 54 Ter  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4741 SW 54 Ter  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4700 SW 55 Ave  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4710 SW 55 Ave  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4720 SW 55 Ave  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4790 SW 55 Ave  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4791 SW 55 Ave  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4721 SW 55 Ave  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4711 SW 55 Ave  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4701 SW 55 Ave  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4811 SW 59 Ter  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4821 SW 59 Ter  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4820 SW 59 Ter  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4810 SW 59 Ter  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4800 SW 59 Ter  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4910 SW 61 Ave  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4920 SW 61 Ave  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4930 SW 61 Ave  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4960 SW 61 Ave  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5051 SW 58 Ave  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4865 SW 58 Ave  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4821 SW 58 Ave  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4801 SW 58 Ave  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4720 SW 54 Ter  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4770 SW 57 Ave  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4760 SW 57 Ave  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4750 SW 57 Ave  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4740 SW 57 Ave  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4741 SW 57 Ter  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4751 SW 57 Ter  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4761 SW 57 Ter  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4771 SW 57 Ter  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4770 SW 57 Ter  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4760 SW 57 Ter  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4750 SW 57 Ter  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4740 SW 57 Ter  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4741 SW 57 Ave  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4751 SW 57 Ave  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4761 SW 57 Ave  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4771 SW 57 Ave  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5050 SW 51 St  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5100 SW 48 St  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5100 SW 48 St  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5080 SW 48 St  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4900 SW 48 St  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5011 SW 51 St  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4955 SW 58 Ave  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5051 SW 58 Ave  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5391 SW 58 Ave  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5401 SW 58 Ave  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5411 SW 58 Ave  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5455 SW 58 Ave  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5400 SW 58 Ave  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5402 SW 58 Ave  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5000 SW 58 Ave  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4957 SW 58 Ave  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4959 SW 58 Ave  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5013 SW 51 St  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4800 SW 52 Ave  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5371 SW 58 AVE  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5347 SW 48 ST  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4810 SW 58 AVE  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4900 GRIFFIN RD  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4900 GRIFFIN RD  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4900 GRIFFIN RD  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4900 GRIFFIN RD  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4900 GRIFFIN RD  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4955 SW 58 AVE  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5201 SW 48 ST  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5270 SW 48 ST  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5280 SW 48 ST  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5291 SW 48 ST  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5291 SW 48 ST  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5301 SW 48 ST  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5301 SW 48 ST  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5305 SW 48 ST  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5305 SW 48 ST  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5357 SW 48 ST  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5500 SW 48 ST  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5600 SW 48 ST  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5723 SW 48 ST  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5750 SW 48 ST  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5270 SW 48 ST  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5270 SW 48 ST  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5270 SW 48 ST  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5251 SW 49 ST  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5301 SW 49 ST  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5381 SW 49 ST  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5401 SW 49 ST  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5601 SW 49 ST  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5011 SW 51 ST  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5013 SW 51 ST  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5050 SW 51 ST  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5150 SW 51 ST  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4800 SW 52 AVE  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4802 SW 52 AVE  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4817 SW 52 AVE  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4720 SW 54 TER  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4721 SW 54 TER  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4730 SW 54 TER  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4731 SW 54 TER  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4740 SW 54 TER  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4741 SW 54 TER  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4746 SW 54 TER  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4749 SW 54 TER  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4750 SW 54 TER  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4751 SW 54 TER  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4761 SW 54 TER  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4810 SW 54 TER  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4700 SW 55 AVE  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4701 SW 55 AVE  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4701 SW 55 AVE  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4710 SW 55 AVE  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4711 SW 55 AVE  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4720 SW 55 AVE  
Davie, FL 33314



**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4721 SW 55 AVE  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4790 SW 55 AVE  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4791 SW 55 AVE  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4801 SW 55 TER  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4811 SW 55 TER  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4821 SW 55 TER  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4740 SW 57 AVE  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4741 SW 57 AVE  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4750 SW 57 AVE  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4751 SW 57 AVE  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4760 SW 57 AVE  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4761 SW 57 AVE  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4770 SW 57 AVE  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4771 SW 57 AVE  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4740 SW 57 AVE  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4740 SW 57 TER  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4741 SW 57 TER  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4750 SW 57 TER  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4751 SW 57 TER  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4751 SW 57 TER  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4760 SW 57 TER  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4760 SW 57 TER  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4761 SW 57 TER  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4761 SW 57 TER  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4770 SW 57 TER  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4771 SW 57 TER  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4771 SW 57 TER  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4810 SW 57 TER  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4835 SW 57 TER  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4875 SW 57 TER  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4835 SW 57 TER  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4835 SW 57 TER  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4700 SW 58 AVE  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4701 SW 58 AVE  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4770 SW 58 AVE  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4800 SW 58 AVE  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4801 SW 58 AVE  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4816 SW 58 AVE  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4816 SW 58 AVE  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4820 SW 58 AVE  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4821 SW 58 AVE  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4830 SW 58 AVE  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4865 SW 58 AVE  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4900 SW 58 AVE  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4900 SW 58 AVE  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5053 SW 58 AVE  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5100 SW 58 AVE  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5391 SW 58 AVE  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5401 SW 58 AVE  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5411 SW 58 AVE  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5455 SW 58 AVE  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5051 SW 58 AVE  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5053 SW 58 AVE  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5411 SW 58 AVE  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5411 SW 58 AVE  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4800 SW 59 TER  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4811 SW 59 TER  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4820 SW 59 TER  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4821 SW 59 TER  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4910 SW 61 AVE  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4920 SW 61 AVE  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4920 SW 61 AVE  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4930 SW 61 AVE  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4960 SW 61 AVE  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5600 SW 48 ST  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5079 49 ST  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5200 SW 49 ST  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5251 SW 49 ST  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5301 SW 49 ST  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5050 SW 51 ST  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5021 SW 51 ST  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5021 SW 51 ST  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5021 SW 51 ST  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5050 SW 51 ST  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4850 SW 58 AVE  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4901 SW 52 AVE  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4822 SW 58 AVE  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4810 SW 59 TER  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4957 SW 58 AVE  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4959 SW 58 AVE  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5400 SW 58 AVE  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5402 SW 58 AVE  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5000 SW 58 AVE  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5100 SW 52 CT  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5100 SW 48 ST  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5080 SW 48 ST  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5350 SW 58 AVE  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
5102 SW 58 AVE  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
Current Occupant  
4840 SW 58 AVE  
Davie, FL 33314

**MSP 2-1-07 and V 2-1-07**  
4850 MANAGEMENT INC  
4840 SW 58 AVE  
DAVIE FL 33314

**MSP 2-1-07 and V 2-1-07**  
57 TERS MANAGEMENT INC  
4840 SW 58 AVE  
DAVIE FL 33314

**MSP 2-1-07 and V 2-1-07**  
58 AV MANAGEMENT INC  
4840 SW 58 AVE  
DAVIE FL 33312

**MSP 2-1-07 and V 2-1-07**  
ACHEMIRE,JAMES B & LINDA S  
4770 SW 58TH AVE  
DAVIE FL 33314-4530

**MSP 2-1-07 and V 2-1-07**  
ADRIAN,BRENT &  
ADRIAN,IRENE J  
5600 SW 48 ST  
DAVIE FL 33314

**MSP 2-1-07 and V 2-1-07**  
ADRIAN,BRENT T &  
FISCHER,REXX A  
5600 SW 48 ST  
DAVIE FL 33314-7117

**MSP 2-1-07 and V 2-1-07**  
ALBURY,JAMES H & DEBORAH  
4820 SW 59 TER  
DAVIE FL 33314-4404

**MSP 2-1-07 and V 2-1-07**  
ALLEN,MIIA YOO  
4761 SW 54 TER  
DAVIE FL 33314-4544

**MSP 2-1-07 and V 2-1-07**  
AMCHIR,DONNA TRSTEE  
DONNA AMCHIR REV TR  
4960 SW 61 AVE  
DAVIE FL 33314

**MSP 2-1-07 and V 2-1-07**  
ARA,ROWSHAN &  
HUSSAIN,MOHAMMED  
5620 SW 54 ST  
DAVIE FL 33314

**MSP 2-1-07 and V 2-1-07**  
BANK OF NEW YORK TRSTEE  
% COUNTRYWIDE HOME LOANS INC  
7105 CORPORATE DR M/S PTX-B-35  
PLANO TX 75024

**MSP 2-1-07 and V 2-1-07**  
BARONE,RONDA B  
10032 SCENIC WALK AVE  
LAS VEGAS NV 89149

**MSP 2-1-07 and V 2-1-07**  
BEARD,DONALD  
5201 SW 48 ST  
DAVIE FL 33314

**MSP 2-1-07 and V 2-1-07**  
BENSON,JACK M & ROSALYN H  
4771 SW 57 TER  
DAVIE FL 33314-4523

**MSP 2-1-07 and V 2-1-07**  
BENTON,BERRY A & MILAGRO A  
4751 SW 57 TER  
DAVIE FL 33314-4523

**MSP 2-1-07 and V 2-1-07**  
BERNARD,MAURICE  
WILLIAMS,MYRNA E  
5053 SW 58 AVE  
DAVIE FL 33314-5402

**MSP 2-1-07 and V 2-1-07**  
BOBBING,ANNA D  
5750 SW 54 ST  
DAVIE FL 33314

**MSP 2-1-07 and V 2-1-07**  
BROWARD COUNTY  
BOARD OF COUNTY COMMISSIONERS  
115 S ANDREWS AVE ROOM 326  
FORT LAUDERDALE FL 33301-1801

**MSP 2-1-07 and V 2-1-07**  
BROWARD REALTY LTD PRTRN  
OHIO  
27500 DETROIT RD STE 300  
WESTLAKE OH 44145

**MSP 2-1-07 and V 2-1-07**  
BROWN,FRANKLIN  
BROWN,PATRICIA  
4731 SW 54 TER  
DAVIE FL 33314-4544

**MSP 2-1-07 and V 2-1-07**  
BRUDZINSKI,JONATHAN & LAURA V  
4761 SW 57 TER  
DAVIE FL 33314-4523

**MSP 2-1-07 and V 2-1-07**  
BUCKENS,WILLIAM JR  
50 CASTLE MEADOW ROAD  
NEWTON CT 06470

**MSP 2-1-07 and V 2-1-07**  
BURNS,JEFFREY  
DE LA TORRE,OLGA  
4770 SW 57 TER  
DAVIE FL 33314-4504

**MSP 2-1-07 and V 2-1-07**  
CAIVEAU,STEPHANE  
4810 SW 57 TER  
DAVIE FL 33314-4526

**MSP 2-1-07 and V 2-1-07**  
CALKINS,CRAIG S & TAMMY L  
4821 SW 59 TER  
DAVIE FL 33314-4403

**MSP 2-1-07 and V 2-1-07**  
CASTALDO,RYAN W  
5530 SW 54 ST  
DAVIE FL 33314

**MSP 2-1-07 and V 2-1-07**  
CASTLE ENTERPRISES, INC  
PO BOX 841226  
PEMBROKE PINES FL 33084-3226

**MSP 2-1-07 and V 2-1-07**  
CICCHELLA,LEE &  
CICCHELLA,L & BERNICE  
5390 SW 61 AVE  
DAVIE FL 33314-5307

**MSP 2-1-07 and V 2-1-07**  
CLAWSON,RICHARD M & DEBORAH  
4740 SW 57 TER  
DAVIE FL 33314-4504

**MSP 2-1-07 and V 2-1-07**  
COMMERCE CENTER OF S BROWARD  
% MARTY GORDON  
222 S MILITARY TRAIL  
DEERFIELD BEACH FL 33442-3017

**MSP 2-1-07 and V 2-1-07**  
COUNTRY HOMES HMOWNERS  
ASSN INC  
5760 SW 47 ST  
DAVIE FL 33314

**MSP 2-1-07 and V 2-1-07**  
CUNNINGHAM,DANIEL & KASEY  
5347 SW 48 ST  
DAVIE FL 33314-4500

**MSP 2-1-07 and V 2-1-07**  
DAVIDSON,JONATHAN & JODI  
4741 SW 57 TER  
DAVIE FL 33314-4523

**MSP 2-1-07 and V 2-1-07**  
DAVIE 3 LLC  
19080 NE 29 AVE  
AVENTURA FL 33180

**MSP 2-1-07 and V 2-1-07**  
DAVIE ESTATES 2004 LLC  
1550 NE MIAMI GDNS DR 2 FL  
NORTH MIAMI BEACH FL 33179

**MSP 2-1-07 and V 2-1-07**  
DECKER,FAY &  
SDIDLER,VIRGINIA  
10311 NW 18 DR  
PLANTATION FL 33322

**MSP 2-1-07 and V 2-1-07**  
DERUYTTER,NICOLE C  
5291 SW 48 ST  
DAVIE FL 33314-4501

**MSP 2-1-07 and V 2-1-07**  
DISOSWAY,CAROL K  
4751 SW 54 TER  
DAVIE FL 33314-4544

**MSP 2-1-07 and V 2-1-07**  
ELWELL,EDWIN C & ANNA G  
5455 SW 58TH AVE  
DAVIE FL 33314-6623

**MSP 2-1-07 and V 2-1-07**  
ELWELL,EDWIN C & ANNA G  
1104 NW 1 ST  
DAVIE FL 33311-8906

**MSP 2-1-07 and V 2-1-07**  
FERRANTI,JAMES A  
4821 SW 58 AVE  
DAVIE FL 33314-4531

**MSP 2-1-07 and V 2-1-07**  
FIORINO,CYNTHIA V  
4701 SW 55 AVE  
DAVIE FL 33314-4521

**MSP 2-1-07 and V 2-1-07**  
FIQUEROA,DUVERILDO RAUL  
5391 SW 58 AVE  
DAVIE FL 33314-6303

**MSP 2-1-07 and V 2-1-07**  
FLA POWER & LIGHT CO  
ATTN:CORPORATE TAX (CTX)  
PO BOX 14000  
JUNO BEACH FL 33408-0420

**MSP 2-1-07 and V 2-1-07**  
FLORIDA AUTO AUCTION OF  
ORLANDO INC  
5353 S STATE ROAD 7  
DAVIE FL 33314

**MSP 2-1-07 and V 2-1-07**  
FLORIDA TURNPIKE ENTERPRISE  
PO BOX 613069  
OCOE FL 34761-3069

**MSP 2-1-07 and V 2-1-07**  
FREEMAN,MICHAEL & SHERILL  
5750 SW 48TH ST  
DAVIE FL 33314-4540

**MSP 2-1-07 and V 2-1-07**  
FREEMAN,PATSY  
FREEMAN,MICHAEL  
4800 SW 58 AVE  
DAVIE FL 33314-4532

**MSP 2-1-07 and V 2-1-07**  
FRIEDER,MARC S  
4761 SW 57 AVE  
DAVIE FL 33314-4524

**MSP 2-1-07 and V 2-1-07**  
FRINK,KEATHAN B  
ELIANOR,MARIE W  
4771 SW 57 AVE  
DAVIE FL 33314-4524

**MSP 2-1-07 and V 2-1-07**  
FROLING,K & ELIZABETH  
4741 SW 54 TER  
DAVIE FL 33314-4544

**MSP 2-1-07 and V 2-1-07**  
FULLER,STEVEN &  
FULLER,TERRY  
4875 SW 57TH TER  
DAVIE FL 33314-4525

**MSP 2-1-07 and V 2-1-07**  
GARCIA,GERSON M & TIFFANY D  
4750 SW 57 TER  
DAVIE FL 33314-4504

**MSP 2-1-07 and V 2-1-07**  
GATI,MICHAEL & JEANETTE  
4770 SW 57 AVE  
DAVIE FL 33314-4546

**MSP 2-1-07 and V 2-1-07**  
GONZALEZ,IVAN J &  
MENDEZ,DENISE  
4711 SW 55TH AVE  
DAVIE FL 33314-4521

**MSP 2-1-07 and V 2-1-07**  
GONZALEZ,RAFAEL & TRINA  
5500 SW 48 ST  
DAVIE FL 33314-4506

**MSP 2-1-07 and V 2-1-07**  
GRAY,SEAN R & THERESE A  
5411 SW 58 AVE  
DAVIE FL 33314-6623

**MSP 2-1-07 and V 2-1-07**  
GRIFFIN,HOWARD A SR &  
GRIFFIN,MAYME L  
5398 SW 61 AVE  
DAVIE FL 33314-5307

**MSP 2-1-07 and V 2-1-07**  
HALE,MARYANN  
5730 SW 54 ST  
DAVIE FL 33314-6604

**MSP 2-1-07 and V 2-1-07**  
HANSARD,DONALD W &  
HANSARD,MARGARET L  
4730 SW 57 TER  
DAVIE FL 33314-4504

**MSP 2-1-07 and V 2-1-07**  
HARDY,IRENE  
478 JEANNETTE DR  
RICHMOND HEIGHTS OH 44143-2624

**MSP 2-1-07 and V 2-1-07**  
HARRIMAN,DIANE M & LUCAS H  
4720 SW 55 AVE  
DAVIE FL 33314

**MSP 2-1-07 and V 2-1-07**  
HARRISON,RODNEY B &  
SMITH,KENNETH J  
4865 SW 58 AVE  
DAVIE FL 33314-4531

**MSP 2-1-07 and V 2-1-07**  
HOLMES,DAVID G & KATHRYN T  
525 CREPE MYRTLE DR  
SENECA SC 29678-2012

**MSP 2-1-07 and V 2-1-07**  
HOME DYNAMICS STERLING RANCH  
LLC  
4788 WEST COMMERCIAL BLVD  
TAMARAC FL 33319

**MSP 2-1-07 and V 2-1-07**  
HUGHES,CATHERINE &  
HUGHES,TROY  
4730 SW 54 TER  
DAVIE FL 33314-4545

**MSP 2-1-07 and V 2-1-07**  
HUMANN,PAUL H  
4980 SW 61ST AVE  
DAVIE FL 33314-4431

**MSP 2-1-07 and V 2-1-07**  
JOY,JENNIE  
19221 SW 92 ROAD  
MIAMI FL 33157

**MSP 2-1-07 and V 2-1-07**  
KAUCHER,WILLIAM G & CAROL J  
4810 SW 59TH TER  
DAVIE FL 33314-4404

**MSP 2-1-07 and V 2-1-07**  
KLIPP,DENNIS  
4751 SW 57 AVE  
DAVIE FL 33314-4524

**MSP 2-1-07 and V 2-1-07**  
KLIPP,MARY C &  
KLIPP,DONALD J & KLIPP,DENNIS G  
4760 SW 57 AVE  
DAVIE FL 33314-4546

**MSP 2-1-07 and V 2-1-07**  
LOSIO,VALERIE A  
5740 SW 54TH ST  
DAVIE FL 33314-6604

**MSP 2-1-07 and V 2-1-07**  
MACKINNON,NORMAN  
5357 SW 48 ST  
DAVIE FL 33314-4500

**MSP 2-1-07 and V 2-1-07**  
MAJNERICH,FRANK J &  
MAJNERICH,YVETTE  
5710 SW 54 ST  
DAVIE FL 33314-6604

**MSP 2-1-07 and V 2-1-07**  
MARSHALL,JOSEPH D &  
MARSHALL,MYRLINE I  
4930 SW 61 AVE  
DAVIE FL 33314-4431

**MSP 2-1-07 and V 2-1-07**  
MASSINGILL,S A III & JUDITH A  
4710 SW 55 AVE  
DAVIE FL 33314-4522

**MSP 2-1-07 and V 2-1-07**  
MATA,CARLOS A  
PEREZ,JOSEFA  
4950 SW 61 AVE  
DAVIE FL 33314

**MSP 2-1-07 and V 2-1-07**  
MCCLURE,DARLENE  
5051 SW 58 AVE  
DAVIE FL 33314-5402

**MSP 2-1-07 and V 2-1-07**  
MENCONI,ROBERT L & MONICA L  
4906 SW 61ST AVE  
DAVIE FL 33314-4412

**MSP 2-1-07 and V 2-1-07**  
MIELE,ANGELO JR & REBECCA C  
PO BOX 848006  
PEMBROKE PINES FL 33084

**MSP 2-1-07 and V 2-1-07**  
MONIER,FOUAD & DORIS  
5305 SW 48 ST  
DAVIE FL 33314-4500

**MSP 2-1-07 and V 2-1-07**  
MONIER,FOUAD & DORIS  
5305 SW 48 ST  
DAVIE FL 33314-4500

**MSP 2-1-07 and V 2-1-07**  
MONTGOMERY,GLORIA  
399 NW 87TH TER  
CORAL SPRINGS FL 33071-7433

**MSP 2-1-07 and V 2-1-07**  
MOSES,RICKY L &  
MOSES,NADA A  
5600 SW 54 ST  
DAVIE FL 33314

**MSP 2-1-07 and V 2-1-07**  
MUNIR,ALMAS  
701 SW 27 AVE  
FORT LAUDERDALE FL 33312

**MSP 2-1-07 and V 2-1-07**  
MUNNILAL,PAUL & CYNTHIA  
4810 SW 58 AVE  
DAVIE FL 33314

**MSP 2-1-07 and V 2-1-07**  
MURCK,EDWARD &  
MURCK,MELISSA  
4910 SW 61 AVE  
DAVIE FL 33314-4412

**MSP 2-1-07 and V 2-1-07**  
MURPHY,MATTHEW M &  
CHRISTINA D  
4800 SW 59TH TER  
DAVIE FL 33314-4404

**MSP 2-1-07 and V 2-1-07**  
NANCEV,GJORGJ & VESNA  
5610 SW 54 ST  
DAVIE FL 33314

**MSP 2-1-07 and V 2-1-07**  
NICHOLS,BILLY J  
7963 SE 12TH CIR  
OCALA FL 34480-6649

**MSP 2-1-07 and V 2-1-07**  
NORSTRAND,LEIF L & HOLLIS C  
4811 SW 59 TERR  
DAVIE FL 33314-4403

**MSP 2-1-07 and V 2-1-07**  
OAKES,RONALD C  
5510 SW 54 ST  
DAVIE FL 33314-6602

**MSP 2-1-07 and V 2-1-07**  
O'CONNOR,DONALD & BETTY JO  
5280 SW 48TH ST  
DAVIE FL 33314-4502

**MSP 2-1-07 and V 2-1-07**  
PAUL,JOHN & SHARON  
5650 SW 54 ST  
DAVIE FL 33314

**MSP 2-1-07 and V 2-1-07**  
PAZ,MONICA C  
FIGUEROA,DUVERILDO R  
5380 SW 61 AVE  
DAVIE FL 33314

**MSP 2-1-07 and V 2-1-07**  
PITZEN,TIMOTHY A  
4790 SW 55 AVE  
DAVIE FL 33314-4522

**MSP 2-1-07 and V 2-1-07**  
PRIM,ALBERT ROSS  
4801 SW 55TH TER  
DAVIE FL 33314-4550

**MSP 2-1-07 and V 2-1-07**  
REDDY ICE CORP  
LB 1014  
8750 N CENTRAL EXPRESSWAY  
#1800  
DALLAS TX 75231-6450

**MSP 2-1-07 and V 2-1-07**  
ROMERO,PLINIO & DALIA  
4811 SW 55TH TER  
DAVIE FL 33314-4550

**MSP 2-1-07 and V 2-1-07**  
ROSE,MARCO &  
PELKEY-ROSE,PAMELA  
4810 SW 54 TER  
DAVIE FL 33314-4547

**MSP 2-1-07 and V 2-1-07**  
ROSE,MARCO & PALMELA PELKEY  
4810 SW 54 TER  
DAVIE FL 33314-4547

**MSP 2-1-07 and V 2-1-07**  
ROTH,ROBERT A  
5660 GRIFFIN ROAD  
DAVIE FL 33314-4537

**MSP 2-1-07 and V 2-1-07**  
SANCHEZ,JOSE R & DIANA  
5381 SW 49 ST  
DAVIE FL 33314-4513

**MSP 2-1-07 and V 2-1-07**  
SATTLER,CAROL J  
4900 SW 58 AVE  
DAVIE FL 33314-5401

**MSP 2-1-07 and V 2-1-07**  
SAUNDERS,MARK W & DARLENE H  
5640 SW 54TH ST  
DAVIE FL 33314-6603

**MSP 2-1-07 and V 2-1-07**  
SCHAEFER,HARRY E & CAROLYN  
4940 SW 61ST AVE  
DAVIE FL 33314-4431

**MSP 2-1-07 and V 2-1-07**  
SCHENK,C FRED & PAULA  
5401 SW 49TH ST  
DAVIE FL 33314-4515

**MSP 2-1-07 and V 2-1-07**  
SCHROEDER,ALAN B & LESLIE M  
5877 SW 54 CT  
DAVIE FL 33314-6108

**MSP 2-1-07 and V 2-1-07**  
SCHULTZ,DUANE H  
4801 SW 59TH TER  
DAVIE FL 33314-4403

**MSP 2-1-07 and V 2-1-07**  
SCHWARTZ,JOSEPH LEONARD  
2435 HOLLYWOOD BLVD  
HOLLYWOOD FL 33020

**MSP 2-1-07 and V 2-1-07**  
SCILLIA,S W & MAXINE E  
4750 SW 54 TER  
DAVIE FL 33314-4545

**MSP 2-1-07 and V 2-1-07**  
SCROFANI,JON  
4740 SW 57 AVE  
DAVIE FL 33314-4546

**MSP 2-1-07 and V 2-1-07**  
SEBRETH,ODALIE  
SEBRETH,ETWARIA  
5720 SW 54TH ST  
DAVIE FL 33314-6604

**MSP 2-1-07 and V 2-1-07**  
SEWELL,ROBERTA &  
SEWELL,RYAN D  
5400 SW 55 AVE  
DAVIE FL 33314-6614

**MSP 2-1-07 and V 2-1-07**  
SHELLEY,CAROL A &  
FLEISHMAN,MICHAEL  
4801 SW 58 AVE  
DAVIE FL 33314

**MSP 2-1-07 and V 2-1-07**  
SLOWINSKI,BRIAN P  
SLOWINSKI,MARIA L  
4740 SW 54 TER  
DAVIE FL 33314-4545

**MSP 2-1-07 and V 2-1-07**  
SMITH,KENNETH J  
HARRISON,RODNEY B  
4920 SW 61ST AVE  
DAVIE FL 33314-4431

**MSP 2-1-07 and V 2-1-07**  
SMITH,STEPHEN K  
SMITH,MERLITA L  
4720 SW 54 TER  
DAVIE FL 33314-4545

**MSP 2-1-07 and V 2-1-07**  
STONE,JOSEPH D & MARY D  
4791 SW 55 AVE  
DAVIE FL 33314-4521

**MSP 2-1-07 and V 2-1-07**  
SZEMKUS,JANICE MARLIN LE  
SZEMKUS,GEORGE JOSEPH ET AL  
4731 SW 57 TER  
DAVIE FL 33314-4523

**MSP 2-1-07 and V 2-1-07**  
TASCIONE,ROCCO & KATHLEEN  
4802 SW 52ND AVE  
DAVIE FL 33314-4551

**MSP 2-1-07 and V 2-1-07**  
TAWFIK,NABIL & EDITH  
5301 SW 48 ST  
DAVIE FL 33314-4500

**MSP 2-1-07 and V 2-1-07**  
TEMPLE BETH EL OF HOLLYWOOD  
1351 S 14TH AVE  
HOLLYWOOD FL 33020-6423

**MSP 2-1-07 and V 2-1-07**  
TIBBS,LINDA M  
1825 PARKER RD SE APT 120  
CONYERS GA 30094-2644

**MSP 2-1-07 and V 2-1-07**  
TROTTERS CHASE LLC  
7600 RED RD SUITE 300  
MIAMI FL 33143

**MSP 2-1-07 and V 2-1-07**  
TROTTERS CHASE LLC  
6020 GRIFFIN ROAD  
DAVIE FL 33314

**MSP 2-1-07 and V 2-1-07**  
VARGO,JACQUELINE  
5270 SW 48TH ST  
DAVIE FL 33314-4502

**MSP 2-1-07 and V 2-1-07**  
VELASCO,RICHARD M &  
VELASCO,DIANA  
4830 SW 58 AVE  
DAVIE FL 33314

**MSP 2-1-07 and V 2-1-07**  
VLIET,JANICE O  
5630 SW 54TH ST  
DAVIE FL 33314-6603

**MSP 2-1-07 and V 2-1-07**  
WASZKOWSKI,DANIEL  
5401 SW 58TH AVE  
DAVIE FL 33314-6623

**MSP 2-1-07 and V 2-1-07**  
WAY,MERICK ALBERT JR & PHYLLIS  
4760 SW 57 TER  
DAVIE FL 33314-4504

**MSP 2-1-07 and V 2-1-07**  
WESTLAKE,CHARLES L & LORI J  
4730 SW 57 AVE  
DAVIE FL 33314-4546

**MSP 2-1-07 and V 2-1-07**  
WHITE,SUE ANN CASTALDO  
5520 SW 54TH ST  
DAVIE FL 33314-6602

**MSP 2-1-07 and V 2-1-07**  
WILLIAMS,SHANA &  
WILLIAMS,QUENTIN E  
4741 SW 57 AVE  
DAVIE FL 33314-4524

**MSP 2-1-07 and V 2-1-07**  
WOLFER,SEAN A & AMY A  
5200 SW 61 AVE  
DAVIE FL 33314-5305

**MSP 2-1-07 and V 2-1-07**  
ZARRELLA ENTERPRISES LLC  
4901 SW 52 AVE  
DAVIE FL 33314



Exhibit 4 (*Future Land Use Map*)

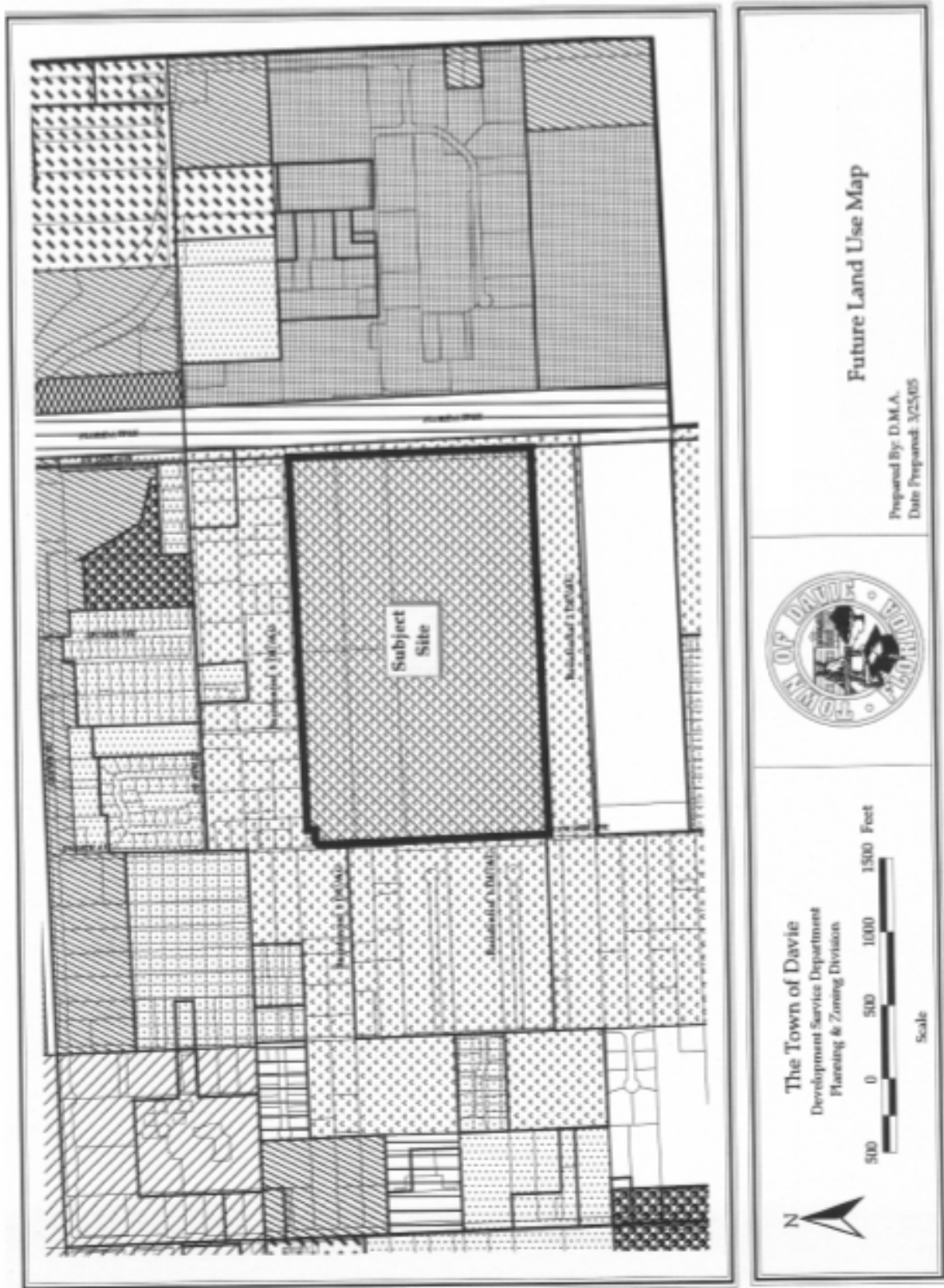


Exhibit 5 (Aerial, Zoning, and Subject Site Map)

